

13th November 2013

Design & Access Statement

The Workshop, Fairfield (Off Cockpit Lane), Penistone, S36 6AR



1.1.The Surrounding



Penistone is a market town in South Yorkshire surrounded by countryside and 7 miles from Barnsley and the M1 motorway network, it is a good commuter location for Sheffield and Leeds as well as having its own light industry and retail areas. The town boasts a number of primary schools and Penistone Grammar school, numerous shops, pubs and restaurants and a supermarket. The older buildings are of coursed stone construction with either stone or blue slate roofs, more recent buildings are a variety of stone brick and render.

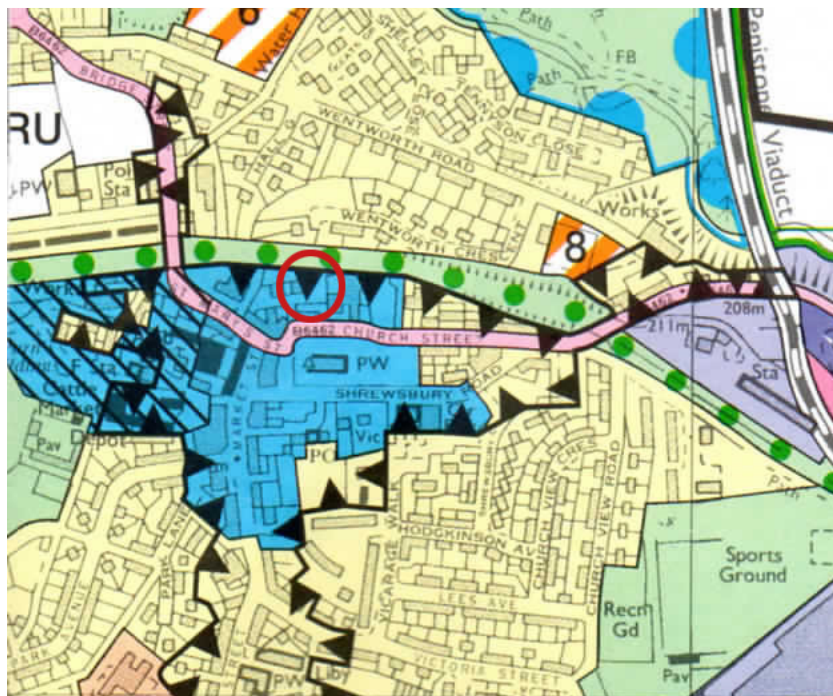
1.2.The Site



The site measures 450sqm and is located in the central Penistone area accessed off Cockpit Lane, the site is accessed by an un-adopted road, which contains a number of houses and also a large print works. The site is bounded to the North by the Trans Pennine Trail, this is screened by dense vegetation s restricting views into the site, to the East is the print works, one of the oldest business in Penistone, to the west is a three storey detached brick built house, beyond that a row of rendered terrace houses. To the South is a 3m high brick wall of outbuildings part of the terrace retail/ residential buildings on Church Lane. The site around the current workshop is currently overgrown scrubland.



1.3.Planning History & Relevant Policy



The site contains a small workshop of 30sqm internal floor area.

The site is within the Penistone central area, which supports light industrial/ workshop use.

The site is within the central Penistone conservation area; the proposal should therefore preserve or enhance the conservation area. The 'value' of this part of the conservation area seems to be relatively low as it does not contain any buildings or features of particular merit and the site is not seen from any main road or public right of way.

1.4. Consultation

Planning Officer Andrew Burton was consulted on the application and was in support of the application, no alterations were asked for at pre-application stage.

Neighbours have been consulted by Mr Stoffell and are happy with the proposals, as part of the application the applicant will provide a 1.8m fence or hedge along the western boundary.

2.1. Use & Amount

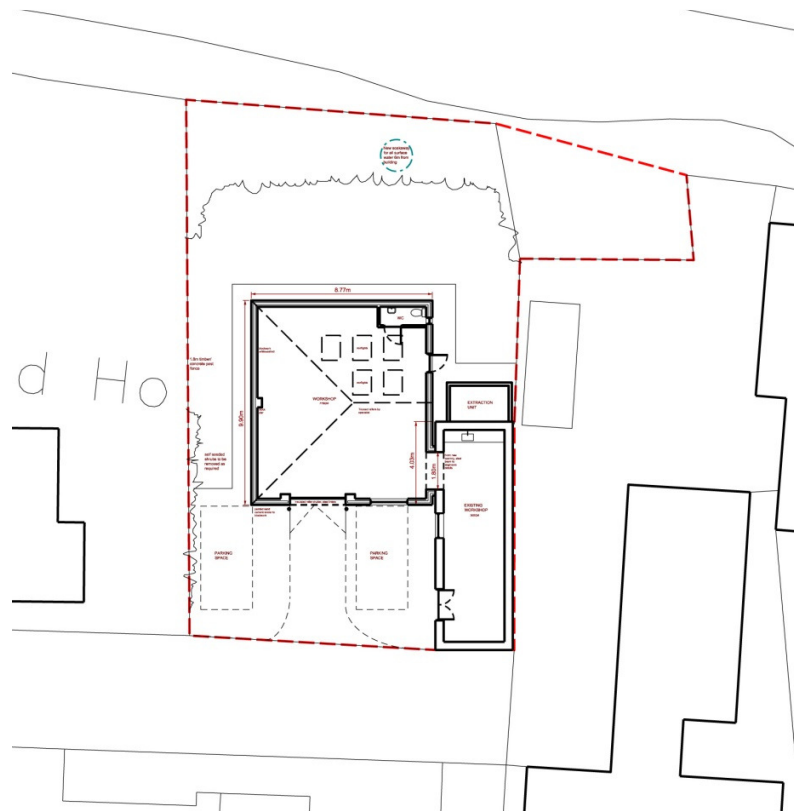


Sluice Road view

The workshop is used by a small joinery business 'Niall Stoffell Furniture' producing high quality, bespoke furniture. Niall is currently self-employed, he has no immediate plans to expand the business but requires further space in order to operate and provide storage for his products. The extension would however allow Niall to take on a further member of staff in the future should the need arise.

The proposed extension is 76sqm internal floor area, it will be an extension of the existing workshop allowing the joinery business to spread out from what are currently very cramped working conditions and providing much needed storage space. Mr Stoffell intends to invest in a further plywood press but apart from this the equipment including extraction will remain as currently. The furniture manufacturing combines hand work interspersed with machinery, so noise output is intermittent and of a low level contained within the structure, the extraction unit to the rear of the current workshop being the noisiest machinery which would be further screened by the extension, noise output has not been an issue with any neighbours to date.

2.2. Layout



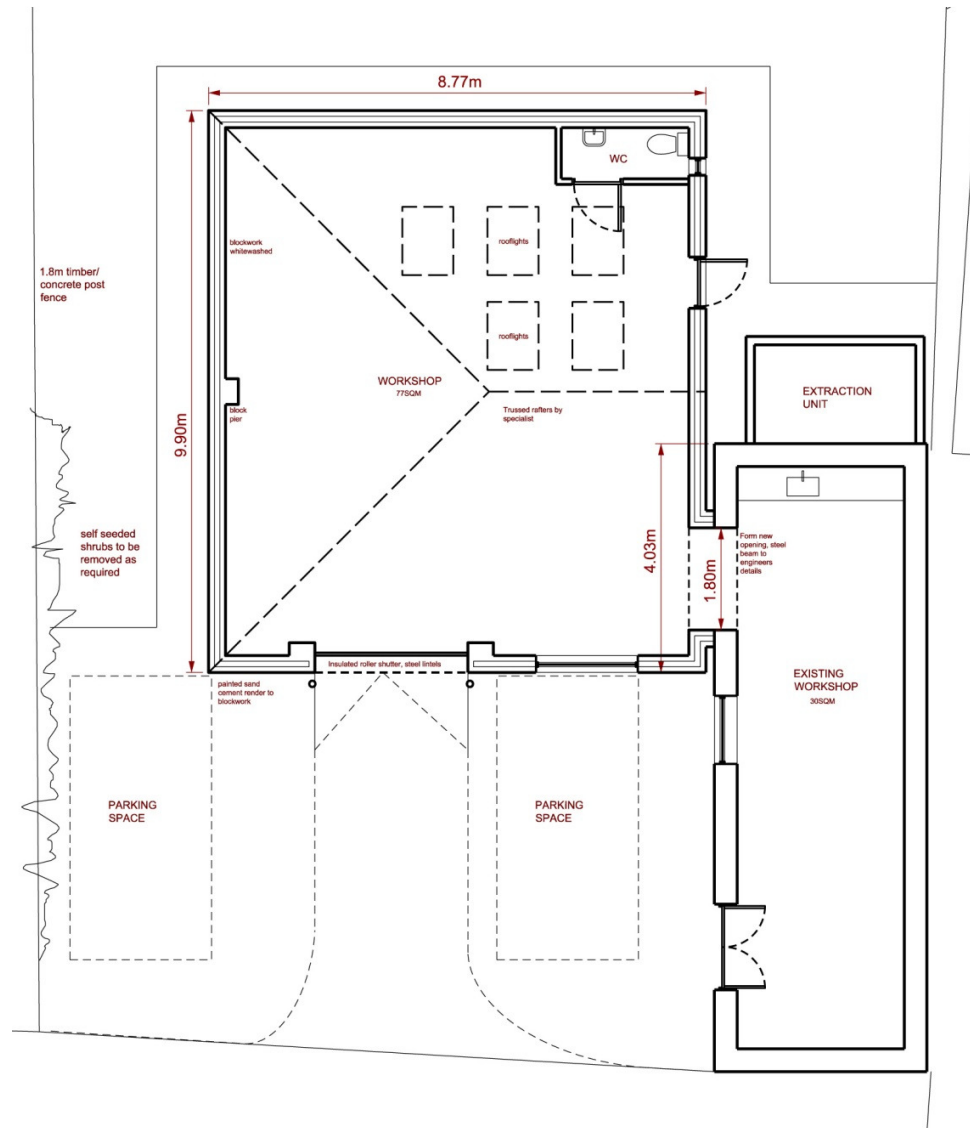
Site Plan

The extension will be set into the site to allow two parking spaces to the front and also an area for a vehicle to turn. The extension connects through to the existing workshop which will become the storage area with a kitchenette.

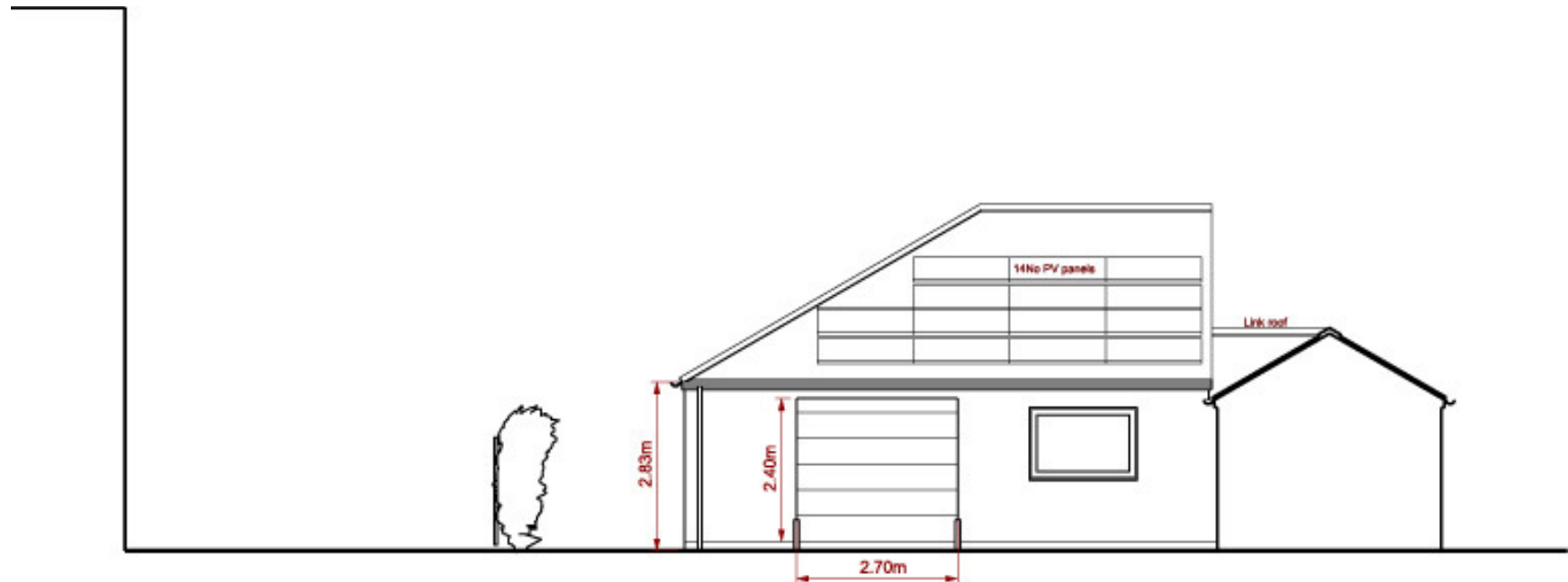
The west elevation will be over 9m from the side elevation of the detached house and 3m from the boundary, no windows or rooflights are proposed in the side elevation, the roof is hipped to reduce impact on the neighbouring property.

A number of rooflights are proposed to the rear roof and solar PV panels to the front roof (south facing).

Ground Floor Plan



2.3. Scale



South Elevation

The extension will be single storey with hipped roof to the west, it will be set over 9m from the neighbouring detached three storey house and adjoins the single storey workshop; the scale is appropriate being set between the two buildings, and does not have any adverse impact on the residential property.

2.4. Appearance

The building will be finished with an off white render, this will be in keeping with the row of rendered terraces further along Fairfield and so in keeping with this part of the conservation area, the existing workshop will also be rendered to match, the roof will be in Marley modern concrete tiles, matching the existing workshop and is a common tile used around the area.

2.5. Landscaping

Landscaping will generally be hard standing to the front, with a concrete flag path around the building, a 1.8m timber fence or a hedgerow will be planted along the western boundary, the rear area will be tidied up. Landscaping will be low maintenance.

3.1. Access

No alterations are proposed to the highway access, and it is not envisaged that traffic will increase.

Parking for two vehicles is available in front of the building and turning area in front of the roller shutter door.

Emergency services can gain access to the property from Cockpit Lane

Refuse & recycling area is provided to the side of the property

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building, to enable wheelchair access

Either a new foul drainage connection will be made into the sewer along Fairfield or the applicant is also considering a composting toilet, this will be determined at building regulation's stage.

All surface water will be dealt with on site with soakaways and other SUDS.

4.1. Contact

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Architect:

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.